

Market Street Apartments

Design Review

February 3, 2020

The following statement addresses the applicable Design Review **Standards** in the SRC Chapter 702 (Multiple Family Design Review Guidelines and Design Review Standards) and the requirements under the RM2 Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

On July 10, 2017, a Design Review Pre-Application Conference (PRE-AP-17-58) was held with the applicant and City staff to discuss the development of the subject property.

Proposal (Sheet SDR3):

The subject property is 1.17 acres in size, zoned RM2, and located at 4072 Market Street (072W19BD/Tax Lots 3501).

The applicant is proposing a development consisting of 28-apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review **Standards** as addressed below.

Multi-Family Residential (RM2) Chapter 514

Density (Sheet SDR3): The site being developed is 1.17 acres in size. Development in an RM2 zone shall meet a minimum of 12 dwelling units and shall not exceed 28 dwelling units. Therefore, the site shall be developed with a minimum of 14 and allowed to have a maximum of 33 units. As shown on the site plan, there are 28 units proposed on the property.

The development is in compliance with the minimum and maximum density requirements. See attached site plan.

Setbacks (Sheet SDR3): All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan, except for the parking setback along the north property line. Therefore, the applicant has requested an adjustment to this setback requirement. Setbacks are shown on the tentative plan.

North:	Building 1: 45-foot setback (RM2 Zone/existing multi-family apartments)
	Building 4: 67-foot setback (RM2 Zone/existing multi-family apartments)
	Parking: 0-foot setback (an adjustment has been requested)

East: Buildings 1 and 2: 10-foot setback (RM2 Zone/existing multi-family uses)
Parking: 20-foot setback

South: Buildings 1 and 3: 10-foot setback (RM2 Zone/existing multi-family uses)
Parking: 10-foot setback

West: Buildings 3 and 4: 10-foot setback (RM2 Zone/existing multi-family uses)

Maximum Height (See Building and Floor Plans): Maximum building height allowed in the RM2 area is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 is 40 feet in height (measured to the highest point).

*Building 2 is 29.11 feet in height (measured to the highest point)

*Building 3 is 40 feet in height (measured to the highest point)

*Building 4 is 40 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Lot Coverage (Sheets SDR3 and SDR4): The buildings on the site cover 21% (10,524sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

Stormwater (Sheet SDR5): As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

Multiple Family Design Review Standards- Chapter 702

702.015 (b)(2) and (c)(2) Common Open Space Standards (Sheets SDR4, L1.1, L1.2): In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

The minimum open space area required for this development is 30% of the site. The subject property is 50,976 (1.17 acres) square feet in size with 17,362 square feet of landscaped open space. Therefore, totaling 34% open space. See the open space plan provided:

Landscaped Open Space-17,362s.f. (34%)

Landscape w/in Perimeter Setbacks-8,172s.f. (47% of total open space area)
Landscape w/in Parking-1,627s.f. (10%) of parking area

The proposed development provides; two large recreation/play areas located along the north property line and landscaped open space areas throughout the site. The recreation areas are available to all 28 dwelling units and accessible via the proposed pedestrian pathways (6-foot wide paved sidewalks). The play areas and open space areas are located in convenient and safe areas for the residents. The proposed development provides approximately 17,362s.f. square feet of total common open space throughout the site. Therefore, this standard has been met. See attached site plans and open space plan.

702.015 (d)(2) Private Open Space Standards (Sheets L1.1, L1.2, Building Elevations and Floor Plans): Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence or landscaping. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020 (b)(2) Landscaping Standards (Sheets SDR4, L1.1, L1.2): The subject property does not abut RS zoned properties. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 17,362 square feet of landscaped area throughout the site. Therefore, 34% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met.

A permanent underground irrigation system will be provided when development plans are final.

There are no trees located on the subject property. However, new trees will be provided through the site as shown on the landscape plans.

702.020 (c)(2) Street Frontage Standards (Sheets L1.1, L1.2): The landscape plans identify how this standard is met. Trees will be provided along the street frontage with one canopy tree per 50 linear feet. See attached landscaped plans. Therefore, this standard has been met.

702.020 (d)(2) Building Exterior Standards (Sheets Building Elevations, L1.1, L1.2): The exterior of the buildings will be landscaped to provide a visually appealing development. Trees and shrubs will be planted in front of and around all buildings as shown on the landscape plans. This will help to provide shading and privacy for residents. Therefore, this standard

has been met.

702.020 (e)(2) Privacy Standards (See all Building Elevation Plans, Floor Plans and Sheets L1.1, L1.2): All ground level private open space areas (patios) will be screened and separated with fencing. This will help to provide privacy for ground level residents. Therefore, this standard has been met.

702.020 (f)(2) Landscape Parking Standards (Sheets SDR4, L1.1, L1.2): In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required, and separated by landscaped bays that are a minimum of 18-feet in width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds.

Interior Parking Lot Landscaping: SRC 806.035(d)(2) requires a minimum of 5 percent landscaping within parking areas less than 50,000 square feet in size and a minimum of 8 percent landscaping within parking areas 50,000 square feet and greater in size. The parking area within the development is 16,361 (parking and driveways) square feet in size with 1,627 square feet (10%) of landscaping. Therefore, this standard has been met.

Therefore, this standard has been met. See attached site plans.

702.025 (a)(2) Crime Prevention Standards (Sheets SDR3, SDR4, L1.1, L1.2, Building Elevations, Floor Plans): Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

Therefore, this standard has been met. See attached site plans.

702.030(b)(2) Parking, Site Access, and Circulation Standards (Sheet SDR3): The subject property does not have street frontage. However, the property to the north is developed with existing multi-family units. The proposed development will have direct access onto Market Street (north) through the property to the north.

All parking areas greater than 6,700 square feet in area are within the requirements of the code and are separated by planter bays that are a minimum of 18 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation

throughout the development.

As shown on the site plan, all buildings are separated from all pathways by a minimum 10-foot setback.

The parking area along right-of-way is setback a minimum of 20 feet as required by code.

Therefore, this standard has been met.

Parking: The development is for a 28-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 42 on-site vehicle parking spaces and is allowed a maximum of 70 on-site vehicle parking spaces. As shown on the site plan, 48 on-site parking spaces are being provided.

25	Standard Parking Stalls
21	Compact Parking Stalls
2	Handicap Parking Stalls
48	Total Parking Stalls

Adequate parking has been provided throughout the development with 1.71 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. The development will provide 6 bicycle space on site. As shown on the site plan, a bike rack between Buildings 3 and 4 will be provided on the site and located in a convenient location for the residents.

Therefore, this standard has been met.

702.030(c)(2) Pedestrian Site Access Standards (Sheet SDR3, SDR4): The internal pedestrian circulation system consists of hard 6-foot wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, the trash disposal area, and adjacent properties. The pedestrian system connects the buildings to the public sidewalk system, and adjacent properties as required.

The sidewalks are raised above the surface of the travel lanes. This provides a clear separation between vehicles and pedestrians. Any pedestrian pathways that cross the parking area or driveways will be marked and a minimum of 6 feet wide. The pedestrian pathways

will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

702.035(b)(2) Building Mass and Façade Design Standards (See Building Elevations and Floor Plans): These standards are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings. All buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

All buildings face the interior of the lot. The rear side of the buildings will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the rear of the building.

Varied materials and textures are being used on the building facade. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, lap siding, and stone around the pillars. See attached building elevations. Therefore, this standard has been met.

702.035(c)(2) Compatibility Standards (Sheets SDR 3, Building Elevations): The subject property does not abut RS zoned property. All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Therefore, all setback requirements have been met. Setbacks are shown on the tentative plan.

North:	Building 1: 45-foot setback (RM2 Zone/existing multi-family apartments)
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The primary entrances for each individual unit is provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood. All building entrances face the internal street/parking system.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits.

Therefore, this standard has been met.

702.035(d)(2) Building Articulation Standards (See Building Elevations and Floor Plans): All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

The primary entrances for each individual unit is provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eaves, and windows incorporated into the design of each of the buildings. Therefore, this standard has been met. See building elevations.

702.040(a)(2) Recycling (Sheet SDR3): There is one (1) trash/recycle area provided within the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided. Therefore, meeting this standard.

Conclusion: The applicant satisfies all of the design review standards for the multi-family dwelling project proposed.
